085.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,000 / 724,000
					USE VALUE:	724,000 / 724,000
					ASSESSED:	724,000 / 724,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENG DAVID H
Owner 2:	CANTY ANDREA M
Owner 3:	
Street 1:	3 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GILLIS PAUL F & KAREN A -
Owner 2:	-
Street 1:	3 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Aluminum Exterior and 1722 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4128.000	343,300		380,700	724,000
Total Card	0.095	343,300		380,700	724,000
Total Parcel	0.095	343,300		380,700	724,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.44 | /Parcel: 420.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	53612
GIS Ref	
GIS Ref	
Insp Date	10/25/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,300	0	4,128.	380,700	724,000	724,000	Year End Roll	12/18/2019
2019	101	FV	273,200	0	4,128.	375,200	648,400	648,400	Year End Roll	1/3/2019
2018	101	FV	273,200	0	4,128.	288,200	561,400	561,400	Year End Roll	12/20/2017
2017	101	FV	273,200	0	4,128.	271,900	545,100	545,100	Year End Roll	1/3/2017
2016	101	FV	271,400	0	4,128.	250,200	521,600	521,600	Year End	1/4/2016
2015	101	FV	255,700	0	4,128.	233,900	489,600	489,600	Year End Roll	12/11/2014
2014	101	FV	255,700	0	4,128.	215,400	471,100	471,100	Year End Roll	12/16/2013
2013	101	FV	255,700	0	4,128.	215,400	471,100	471,100		12/13/2012

!6932!

PRINT

Date	Time
12/10/20	21:37:45

LAST REV

Date	Time
10/25/16	15:24:56
danam	
6932	

USER DEFINED

Prior Id # 1:	53612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILLIS PAUL F &	48412-314		10/31/2006		425,000	No	No		
	16990-513		5/1/1986		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2016	4	Redo Bat	25,000		1/5/2016			reno bath +add lau

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2016	Meas/Inspect	DGM	D Mann
10/25/2016	Permit Visit	DGM	D Mann
1/23/2007	MLS	MM	Mary M
6/13/2005	OWNR INFO	BR	B Rossignol
4/3/2000	Inspected	264	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
11/2/1989	Meas/Inspect	163	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4128		Sq. Ft.	Site		0	70.	1.32	6									380,687						380,700	

Total AC/HA:	0.09477	Total SF/SM:	4128	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	380,687	Spl Credit		Total:	380,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32698250
Const Adj.:	1.14988494
Adj $ / SQ:	198.364
Other Features:	83105
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466468
Depreciation:	123148
Depreciated Total:	343321

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

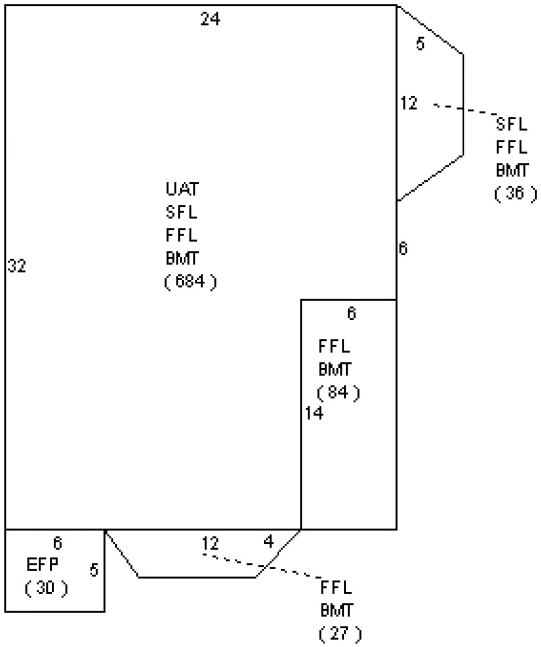
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	198.36
Special Features:	0	Val/Su Net:	132.91
Final Total:	343300	Val/Su SzAd	221.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	831	59.510	49,452
FFL	First Floor	831	198.360	164,841
SFL	Second Floor	720	198.360	142,822
UAT	Upper Attic	171	138.850	23,744
EFP	Enclos Porch	30	83.480	2,504

Net Sketched Area:	2,583			Total:	383,363
Size Ad	1551	Gross Are	3096	FinArea	1722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	